

NORTH

WEST EAST

SOUTH
SCALE

0 50 100 150
SCALE 1" = 50'

LOT 1
470+67.79 - PLAN
470+68.20 - SURVEYED
66.48' LEFT

I.P.
I.P.
240.00'

NORTH CREEK
ACRES
2ND PLAT
BOOK 19; PG 169

STA 472+65.24
70.12' LT

RTE 92
PI = 468+26.48
Δ = 00° 22' 36.28"
D = 00° 05' 46.98"
L = 390.88'
T = 195.44'
R = 59,445.21'

S12° 34' 21" E
27.12'

POINT OF
BEGINNING
OF EXCEPTION
FOR DRAINAGE
EASEMENT

STA 469+85.00
38.00' RT

STA 469+85.00
48.00' RT

STA 469+99.48
37.76' RT

RTE 92
PI = 468+26.48
Δ = 00° 22' 36.28"
D = 00° 05' 46.98"
L = 390.88'
T = 195.44'
R = 59,445.21'

PARCEL DESCRIPTION

ALL OF LOTS 2 AND 3 OF SYCAMORE VIEW ESTATES, A SUBDIVISION OF LAND IN THE SOUTHEAST QUARTER OF SECTION 28 AND THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 53 NORTH, RANGE 33 WEST IN PLATTE COUNTY, MISSOURI, EXCEPT A TRACT DESCRIBED AS FOLLOWS:
COMMENCING AT THE NW CORNER OF LOT 2 FOR POINT OF BEGINNING OF EXCEPTION TO BE DESCRIBED;
THENCE ON A MISSOURI ROUTE 92 HIGHWAY PLAN BEARING OF NORTH 77° 20' 28" EAST ALONG THE NORTHERLY LINE OF SAID LOTS 2 AND 3 A DISTANCE OF 689.41 FEET TO THE NE CORNER OF SAID LOT 3; THENCE SOUTH 09° 10' 50" EAST UPSTREAM ALONG CENTER OF SECOND CREEK A DISTANCE OF 154.87 FEET TO A POINT ON RIGHT OF WAY 124.58 FEET RIGHT OF STATION 480+48.01; THENCE ALONG SAID RIGHT OF WAY, SOUTH 85° 32' 11" WEST A DISTANCE OF 98.01 FEET TO A MONUMENT 125.00 FEET RIGHT OF STATION 479+50; THENCE NORTH 88° 10' 10" WEST ALONG SAID RIGHT-OF-WAY A DISTANCE OF 420.92' TO A MONUMENT 70.00 FEET RIGHT OF STATION 475+25 THENCE SOUTH 80° 00' 37" WEST ALONG SAID RIGHT OF WAY A DISTANCE OF 175.70 FEET TO THE WEST LINE OF SAID LOT 2 TO A MONUMENT 66.84 FEET RIGHT OF STATION 473+45.16; THENCE NORTH 12° 34' 21" WEST ALONG SAID WEST LINE A DISTANCE OF 27.12 FEET TO THE POINT OF BEGINNING.

PERMANENT DRAINAGE EASEMENT SURVEY DESCRIPTION

A PERMANENT EASEMENT FOR THE PURPOSE OF MAINTAINING DRAINAGE CONTROLS, ALL OF LOTS 2 AND 3 OF SYCAMORE VIEW ESTATES, A SUBDIVISION OF LAND IN THE SOUTHEAST QUARTER OF SECTION 28 AND THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 53 NORTH, RANGE 33 WEST IN PLATTE COUNTY, MISSOURI, EXCEPT A TRACT DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF LOT 2 SYCAMORE VIEW ESTATES; THENCE SOUTH 12° 34' 21" EAST ALONG THE WESTERLY LINE OF SAID LOT 2 A DISTANCE OF 27.12 FEET TO THE POINT OF BEGINNING OF THE EXCEPTION TO BE DESCRIBED; THENCE CONTINUING ON SOUTH 12° 34' 21" EAST ALONG SAID WEST LINE A DISTANCE OF 209.39 FEET TO A MONUMENT 276.23 FEET RIGHT OF STATION 473+44.78; THENCE SOUTH 51° 04' 47" EAST A DISTANCE OF 67.34 FEET TO A MONUMENT 328.77 FEET RIGHT OF STATION 473+91.07; THENCE SOUTH 82° 36' 54" EAST A DISTANCE OF 209.30 FEET TO A MONUMENT 390.00 FEET RIGHT OF STATION 476+20; THENCE NORTH 69° 55' 27" EAST A DISTANCE OF 196.26 FEET TO A MONUMENT 340.00 FEET RIGHT OF STATION 478+30; THENCE SOUTH 73° 59' 29" EAST A DISTANCE OF 101.24 FEET TO A MONUMENT 375.00 FEET RIGHT OF STATION 479+25; THENCE NORTH 11° 20' 29" WEST A DISTANCE OF 80.62 FEET TO A MONUMENT 295.00 FEET RIGHT OF STATION 479+15; THENCE NORTH 54° 55' 37" WEST A DISTANCE OF 71.06 FEET TO A MONUMENT 250.00 FEET RIGHT OF STATION 478+60; THENCE SOUTH 89° 32' 46" WEST A DISTANCE OF 372.50 FEET TO A MONUMENT 210.00 FEET RIGHT OF STATION 474+50 ON PLAN RIGHT OF WAY ROUTE 92; THENCE SOUTH 80° 00' 37" WEST ALONG SAID RIGHT OF WAY A DISTANCE OF 102.54 FEET TO THE POINT OF BEGINNING.

LOCATION PARCEL SURVEY

IN LOTS 2 AND 3 OF SYCAMORE VIEW ESTATES, A SUBDIVISION OF LAND IN THE SOUTHEAST QUARTER OF SECTION 28 AND THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 53, RANGE 33 WEST IN PLATTE COUNTY, MISSOURI.

LEGEND

• = SET 1/2" INCH IRON PIN W/ALUMINUM CAP # LS 2608
○ = FOUND 1/2" REBAR

RTE 92
PI = 475+64.44
Δ = 08° 26' 57.80" RT
D = 02° 00' 00.00"
L = 422.47'
T = 211.62'
R = 2864.79'

POINT OF
BEGINNING
OF EXCEPTION
FOR PARCEL

Route 92

N77° 20' 28" E
MEASURED 295.00' PLAT

LOT 2

LOT 3

PERM. EASEMENT: 4.09 +/- AC.

TOTAL PARCEL : 5.95 +/- AC.

1.86 +/- AC.
NOT IN PERM. ESMT.

= 5.95 ACRE TOTAL AREA

= PERMANENT DRAINAGE
EASEMENT AREA

THIS PLAN REPORTS THE RESULTS OF A SURVEY OF A HIGHWAY RIGHT-OF-WAY LINE FOR THE MISSOURI HIGHWAY AND TRANSPORTATION COMMISSION. THE RIGHT-OF-WAY LINE SURVEYED IS ON THE SOUTH SIDE OF ROUTE 92, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 27 AND THE SOUTHEAST QUARTER OF SECTION 28 TOWNSHIP 53 NORTH, RANGE 33 WEST, PLATTE COUNTY, MISSOURI.

REFERENCES:
SYCAMORE VIEW ESTATES, PLATTE COUNTY
PLATTE BOOK 12; PAGE 7
GENERAL WARRANTY DEED DOC # 0015859
BOOK 1005; PAGE 753
BASIS OF BEARING ROUTE 92, FINAL PLAN PROJECT NUMBER J4P1211

THIS SURVEY IS CLASSIFIED AS SUBURBAN PROPERTY.
SURVEY AND PLAT BY THE MISSOURI DEPARTMENT OF TRANSPORTATION.

SURVEYED FEBRUARY 2006. REQUESTED BY BRAD WISE

THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

MISSOURI HIGHWAYS & TRANSPORTATION COMMISSION

SURVEY OF HIGHWAY RIGHT-OF-WAY

SHEET 1 OF 1 SECTION 27-28 TOWNSHIP 53 RANGE 33 COUNTY PLATTE ROUTE 92

Missouri Department of Transportation
District 4 - Design
800 N.E. Colburn Rd.
Lee's Summit, MO 64064-8002
888-275-6636

DRAWN BY Pam Nugent DOC. NO. 35 DATE 04/04/06

THOMAS CLAY GREGG
LS 2608